

# Landscape & Tree Protection Notes

---

## *Landscape & Tree Protection Notes:*

### **Inspections:**

1. No excavation shall occur in city R.O.W. without a R.O.W. permit—contact the Public Works Department.
2. The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW inspection and permit.
3. The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services at 972-292-5300 for a landscape inspection.
4. Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging and compliant with Public Works Department standards prior to calling for final landscape and ROW inspections.

### **Landscape Standards:**

1. Plantings and landscape elements shall comply with the City's Engineering Design Standards, Public R.O.W. Visibility requirements.
2. Unless otherwise specified, trees shall be planted no less than 4' from curbs, sidewalks, utility lines, screening walls and other structures. The City has final approval for all tree placements.
3. A minimum three feet (3') radius around a fire hydrant must remain clear of landscape pursuant to the fire code.
4. Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
5. The American Standard for Nursery Stock (ANSI Z60.1-2004) specifications shall govern plant qualifications, grades, and standards.
6. Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
7. Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.

### **Irrigation Standards:**

1. Any changes to these approved irrigation drawings shall be authorized by the city.
2. Contact Development Services for an irrigation permit prior to installing the irrigation system.
3. Irrigation overspray on streets and walks is prohibited.
4. Mainlines, valves, or control wires shall not be located in the City's ROW.
5. ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
6. Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
7. The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
8. Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-heads. A minimum five foot (5') separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
9. No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or drive intersection.

### **Maintenance Standards:**

1. The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
2. Landscape and open areas shall be free of trash, litter and weeds.

3. No plant material shall be allowed to encroach on R.O.W., sidewalks or easements to the extent that vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
4. Tree maintenance shall be in accordance with the standards of the International Society of Arboriculture.
5. Tree staking materials, if used, shall be removed after (1) growing season, no more than (1) year after installation (steel tree stakes, wires, and hoses are prohibited).

#### **Tree Protection Notes**

1. Contact Development Services for a Tree Removal Permit at 972-292-5300 prior to removal or transplanting of any trees.
2. All trees which are to remain on site shall be protected with a (4') tall brightly colored plastic fence, or silt fence, placed at the drip line of the trees.
3. Prior to the Pre-construction meeting or obtaining a grading permit, all tree markings and protective fencing shall be installed by the owner and be inspected by Development Services.
4. No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
5. No signs, wires, or other attachments shall be attached to any tree to remain on site.
6. Vehicular and construction equipment shall not park or drive within the limits of the drip line.
7. Grade changes in excess of 3 inches (cut or fill) shall not be allowed within a root zone, unless adequate tree preservation methods are approved by the City.
8. No trenching shall be allowed within the drip-line of a tree, unless approved by the City.
9. All removed trees shall be chipped and used for mulch on site or hauled off-site.
10. All tree maintenance techniques shall be in conformance with industry identified standards. Improper or malicious pruning techniques are strictly prohibited.

#### **LANDSCAPE ARCHITECT / ARBORIST STATEMENT**

"I \_\_\_\_\_ being a landscape architect or arborist attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown."